

007.A

0006

0030.2

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

Total Card / Total Parcel
466,600 / 466,600

USE VALUE:

466,600 / 466,600

ASSESSED:

466,600 / 466,600


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		LAKEHILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	CERULLO FERNANDO	Unit #:	2
Owner 2:	NGUYEN THAO		
Owner 3:			

Street 1: 30 LAKEHILL AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	SHIMINSKY JOSEPH & JENNIFER -
Owner 2:	-

Street 1: 30 LAKEHILL AVE UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Wood Shingle Exterior and 1171 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7631										G6	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	462,900	3,700		466,600		261224
Total Card	0.000	462,900	3,700		466,600	Entered Lot Size	GIS Ref
Total Parcel	0.000	462,900	3,700		466,600	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	398.46	/Parcel: 398.4	Land Unit Type:	Insp Date
							07/26/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	456,100	3700	.		459,800	459,800	Year End Roll	12/18/2019
2019	102	FV	467,600	3700	.		471,300	471,300	Year End Roll	1/3/2019
2018	102	FV	413,400	3700	.		417,100	417,100	Year End Roll	12/20/2017
2017	102	FV	376,800	3700	.		380,500	380,500	Year End Roll	1/3/2017
2016	102	FV	376,800	3700	.		380,500	380,500	Year End	1/4/2016
2015	102	FV	348,100	3700	.		351,800	351,800	Year End Roll	12/11/2014
2014	102	FV	329,800	3700	.		333,500	333,500	Year End Roll	12/16/2013
2013	102	FV	329,800	3700	.		333,500	333,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
SHIMINSKY JOSEP	74377-1	2	3/30/2020		685,000	No	No			15033
REZA AMIR H & T	58799-237		3/30/2012		335,000	No	No			
REZA AMIR H/TRA	44062-424		11/9/2004	Family		1	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2013	1845	Redo Kit	27,050	C				
9/25/2012	1213	Manual	2,387	C				
7/13/2006	584	New Wind	2,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/27/2020	SQ Returned	JO	Jenny O
7/26/2018	Measured	DGM	D Mann
5/15/2014	External Ins	PC	PHIL C
2/4/2014	Info Fm Prmt	EMK	Ellen K
5/17/2005	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Average											Undisplayed Areas: GLA: 1171	
Sty Ht: 2A - 2 Sty +Attic				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath:	Rating:												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 2 - Hip				OTHER FEATURES													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: BROWN				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir: S10 - Size 10				Frpl:	Rating:			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1920	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G15	Fact: .			Floor: 2 - 2nd Floor				Totals	RMs: 6	BRs: 3	Baths: 1	HB					
Const Mod:				% Own: 55.659999847				REMODELING				RES BREAKDOWN					
Lump Sum Adj:				Name:				Exterior:		No Unit	RMS	BRS	FL				
INTERIOR INFORMATION				DEPRECIATION				Interior:		1	6	3					
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%		Additions:									
Prim Int Wall: 2 - Plaster				Functional:		%		Kitchen:									
Sec Int Wall: 3 - Other	10%			Economic:		%		Baths:									
Partition: T - Typical				Special:		%		Plumbing:									
Prim Floors: 3 - Hardwood				Override:		%		Electric:									
Sec Floors:	%			Total:	18.6	%		Heating:									
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				General:		1	6	3					
Subfloor:				Basic \$ / SQ: 295.00				COMPARABLE SALES									
Bsmnt Gar:				Size Adj.: 1.35000002				Rate	Parcel ID	Typ	Date	Sale Price					
Electric: 3 - Typical				Const Adj.: 0.89082175													
Insulation: 2 - Typical				Adj \$ / SQ: 354.770													
Int vs Ext: S				Other Features: 58500													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 5 - Steam				NBHD Inf: 1.20000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 568723													
% Com Wall	% Sprinkled:			Depreciation: 105782					Juris. Factor: 1.00	Before Depr: 425.72							
				Deprecated Total: 462940					Special Features: 0	Val/Su Net: 395.30							
									Final Total: 462900	Val/Su SzAd: 395.30							
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:					
SPEC FEATURES/YARD ITEMS																	
PARCEL ID 007.A-0006-0030.2																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y		112X20	A	AV	1920		25.42	T	40	102		3,700		3,700
More: N	Total Yard Items:	3,700		Total Special Features:			Total:	3,700									
SKETCH																	
RESIDENTIAL GRID																	
CONDO INFORMATION																	
REMODELING																	
RES BREAKDOWN																	
SUB AREA																	
SUB AREA DETAIL																	
IMAGE																	
AssessPro Patriot Properties, Inc																	